

GROVE CITY TOWN CENTER PLAN

WORK FLOW & PROGRESS

DATA PHASE
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SYNTHESIS PHASE
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PLAN PHASE

ASSESS BUSINESS VITALITY

- ☒ Business Owner Interviews
- ☒ Market Study
- ☒ Demographic Trends
- ☐ Parking & Traffic Issues
- ☐ "Main Street" Matters

ASSESS PLANNING CONTEXT & ISSUES

- ☒ Existing Land Use
 - ☒ Non-conformities
 - ☒ Incompatibilities
- ☒ Physical Development Barriers
- ☒ Building & Property Conditions
 - ☒ Codes
 - ☒ Site Utilization
 - ☒ Level of Performance
- ☒ Trends Affecting Community Development in Grove City

DEFINE TOWN CENTER REDEVELOPMENT OPPORTUNITIES

- ☒ Town Center Assets & Planning Issues
- ☒ Development Trends
- ☒ Comparative Case Studies
- ☐ Redevelopment (Market) Potentials
- ☐ The Lumber Yard Development
- ☐ Special Studies / Options For Market Support
 - ☒ Initial Survey Of Historic Preservation Potential
 - ☐ Park Street; A Civic Connection
 - ☐ Windsor Park; A Seasonal Activity Link
 - ☐ The Hadler Center; Built-in Housing Support
- ☐ Define Alternative Visions & Economic Development Strategy
- ☐ Define Implementation Options & Issues

THE URBAN DESIGN PLAN

- ☐ Select Preferred Vision & Economic Development Strategy
- ☐ Planning Concepts
- ☐ Landscape, Streetscape & Facade Design Concepts
- ☐ Define Role Of Preservation / Restoration
- ☐ Prepare Recommended Urban Design Plan
- ☐ Recommend Public Improvements
- ☐ Recommend Zoning Changes
- ☐ "Main Street" Program Recommendations